



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

April 06, 2015
1504-SPP-10 & 1504-ODP-11

Petition Number: 1504-SPP-10 & 1504-ODP-11

Subject Site Address: South of and adjacent to 186th Street and East of Casey Road

Petitioner: Olthof Homes, LLC, by Nelson & Frankenberger and Stoeppelwerth & Associates

Request: **Primary Plat** and **Overall Development Plan** approval for Shelton Cove consisting of 113 single-family residential lots.

Current Zoning: Springmill Trails PUD District Ordinance No. 11-19

Current Land Use: Agricultural / Residential

Approximate Acreage: 39.13 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Springmill Trails Context Map
4. Primary Plat
5. Overall Development Plan
6. Public Comment
7. PUD Ordinance

Property History: 1101-PUD-02 PUD District (Ordinance 14-50) (01/12/15)

Staff Reviewer: Jeffrey M. Lauer, Associate Planner

PROCEDURAL

Approval of a Primary Plat and Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The 39.13-acre site is located in the southeast quadrant of 186th Street and Casey Road (see **Exhibit 2**). The request is for Primary Plat (see **Exhibit 4**) and Overall Development Plan (see **Exhibit 5**) approval of 113 single-family lots.

The petition was reviewed by the Technical Advisory Committee at its March 24, 2015, meeting. This petition has been properly noticed for a public hearing for the Plan Commission's April 6, 2015, meeting.

Written public comment was submitted to the Department on April 5, 2015 and has been provided for reference (see **Exhibit 6**).

The applicable zoning district is the Springmill Trails PUD District, pursuant to Ordinance No. 11-19 adopted by the Council on September 12, 2011 (recorded as Instrument No. 2011046866, in the Hamilton



County Recorder's Office on September 22, 2011) (see **Exhibit 7**). The PUD Ordinance establishes the SF5 District as the underlying zoning district.

PRIMARY PLAT STANDARDS (Article 10.12(I) of UDO)

1. Location Map

Comment(s): Compliant.

2. Scale

Comment(s): Compliant.

3. Primary Plat

a) Proposed name of subdivision.

Comment(s): Compliant.

b) Names and addresses of the owner, owners, land surveyor or land planner.

Comment(s): Compliant.

c) Title, scale, north arrow and date.

Comment(s): Compliant.

d) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

Comment(s): Compliant.

e) Easements (locations, widths and purposes). (Article 8.3)

Comment(s): Appears to be compliant. Please continue to coordinate with Westfield Public Works Department ("WPWD") and utility service providers.

f) Statement concerning the location and approximate size or capacity of utilities to be installed.

Comment(s): N/A, to be reviewed by TAC agencies and utility service providers.

g) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

Comment(s): Compliant

h) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.



Comment(s): Compliant.

- i) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

Comment(s): Compliant. Provided on the Overall Development Plan document.

- j) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

Comment(s): Compliant.

- k) Building setback lines (*Article 4.5*)

Comment(s): Compliant.

- l) Legend and notes.

Comment(s): Compliant.

- m) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment(s): Compliant. Petitioner will continue to coordinate with WPWD and the drainage information is provided on the Overall Development Plan document.

- n) Other features or conditions which would affect the subdivision favorable or adversely.

Comment(s): Compliant.

- o) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

Comment(s): Compliant.

- p) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

Comment(s): This information was provided by the applicable agencies during the TAC review process.

- q) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

Comment(s): N/A.



- r) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc

Comment(s): No legal drain is involved in this project.

- i) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

Comment(s): No floodplain is involved.

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

1. Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

Comment(s): Please see development and design standard comments contained herein.

2. Compliance with all applicable provisions of any Overlay District in which the real estate is located.

Comment(s): Please see the PUD District Ordinance standards contained herein.

3. Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
- b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
- c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

Comment(s): Petitioner will continue to coordinate with the WPWD to confirm compliance with the applicable standards.

4. The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

Comment(s): Petitioner will continue to coordinate with the applicable utility service providers and WPWD to ensure sufficient capacity.

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):



1. Development Plan Scope
2. General Plan Requirements
 - a) Title, scale, north arrow and date
Comment(s): *Compliant*
 - b) Proposed name of the development
Comment(s): *Compliant.*
 - c) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
Comment(s): *Compliant.*
 - d) Address and legal description of the property.
Comment(s): *Compliant. Provided on the accompanying Primary Plat document.*
 - e) Boundary lines of the property including all dimensions.
Comment(s): *Compliant. Provided on the accompanying Primary Plat document.*
 - f) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
Comment(s): *Compliant.*
 - g) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
Comment(s): *Compliant*
 - h) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
Comment(s): *Compliant.*
 - i) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
Comment(s): *Compliant.*
 - j) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.



Comment(s): *Compliant.*

- k) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

Comment(s): *Compliant.*

- l) Location and dimensions of all existing structures and paved areas.

Comment(s): *N/A. No existing structures on site.*

- m) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

Comment(s): *Compliant. Buildable area provided by "Site Data" matrix at top left on document.*

- n) Location of all Floodplain areas within the boundaries of the property.

Comment(s): *Floodplain map provided. No floodplains located on the Property.*

- o) Names of legal ditches and streams on or adjacent to the site.

Comment(s): *No legal ditches located on the Property.*

- p) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

Comment(s): *This information was reviewed by the applicable TAC agencies. The petitioner will continue to work with utility service providers.*

- q) Identify buildings proposed for demolition.

Comment(s): *No buildings proposed to be demolished.*

- r) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

Comment(s): *Compliant Springmill Trails PUD specifies "District Amenities." No amenities are provided within the neighborhood.*

- s) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

Comment(s): *N/A. All uses are the same (SF5).*



- t) Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines.

Comment(s): *Compliant. This information is provided in the "Site Data" matrix in the top left of the Overall Development Plan document.*

PUD DISTRICT STANDARDS (Ordinance 12-45)

1. Minimum Lot Area: 5,400 sq. ft. (60' front load lots)
2. Minimum Lot Frontage: 40 feet (60' front load lots)
3. Minimum Building Setback Lines:
 - a) Front Yard: 20 feet
 - b) Side Yard: 6 feet
 - c) Rear Yard: 15 feet
 - d) Minimum Lot Width: 60 feet
4. Maximum Building Height: 25 feet

Comment(s): *Compliant. Information provided either on the accompanying Primary Plat or in the "Site Data" matrix.*

5. Additional Standards:
 - a) A maximum of fifteen (15) lots is permitted adjacent to one another without a break comprised of a common area, a change in dwelling/lot type or street right-of-way.
 - b) No yard shall abut Eagle Parkway or 186th Street. Lots shall face Eagle Parkway or 186th Street or be separated from the street by project open space a minimum of 100' in depth.
 - c) No one dwelling type may exceed sixty (60) percent of the total number of dwellings in the District
 - d) A minimum of three dwelling types shall be constructed within the District
 - e) A maximum of 1,250 single family detached and attached dwellings shall be permitted within Residential District 2.

Comment(s): *Compliant.*

DEVELOPMENT STANDARDS (Chapter 6 of UDO):

1. Landscaping Standards (Article 6.8)

Minimum On-Site Landscaping per the PUD:

- a. 113 dwellings:
 - i. 678 Shade Trees
 - ii. 452 Ornamental / Evergreen Trees



iii. 1, 808 Shrubs

2. Petitioner will coordinate with WPWD regarding the provision of street trees. Updated cross sections may affect the internal R/W widths.

3. Buffer Yard Req. (186th Street) per the PUD

Comment(s): Compliant.

2. Lot Standards (Article 6.10)

Comment(s): Appears compliant. Will also be reviewed at the Improvement Location Permit review.

3. Setback Standards (Article 6.16)

Comment(s): Compliant.

4. Vision Clearance Standards (Article 6.19)

Comment(s): Petitioner will continue to work with the Department and the Westfield Public Works Department to ensure a 75' vision clearance line at the proposed access/egress point onto 186th Street.

5. Yard Standards (Article 6.21)

Comment(s): Compliant.

DESIGN STANDARDS (Chapter 8 of UDO):

1. Block Standards (Article 8.1)

Comment(s): Compliant.

2. Easement Standards (Article 8.3)

Comment(s): Petitioner will continue to coordinate with WPWD and utility services providers to ensure the location and adequate size of all easements.

3. Monument and Marker Standards (Article 8.5)

Comment(s): To be reviewed on the Secondary Plat

4. Open Space and Amenity Standards (Article 8.6)

a) A minimum of 21% Open Space is required per the PUD.

Comment(s): Compliant. The "Open Space" requirement on 21% applies to the entire Residential District 2.

5. Pedestrian Network Standards (Article 8.7)



Comment(s): Compliant.

6. Storm Water Standards (Article 8.8)

Comment(s): Petitioner will continue to coordinate with WPWD.

7. Street and Right-of-Way Standards (Article 8.9)

Comment(s): Not compliant. Petitioner is working with the Department to provide connectivity to the property immediately adjacent to the East of the proposed Shelton Cove project pursuant to the updated 59' ROW cross-section. 53' ROW internal to the site was approved by Public Works due to existing connectivity to the previously approved Spring Orchard North.

8. Street Light Standards (Article 8.10)

Comment(s): Compliant. Street lighting proposed.

9. Street Sign Standards (Article 8.11)

Comment(s): Petitioner will continue to coordinate with WPWD and ensure compliance with the Indiana Manual on Uniform Traffic Control Devices.

10. Surety Standards (Article 8.12)

Comment(s): Petitioner will continue to coordinate with WPWD.

11. Utility Standards (Article 8.13)

Comment(s): Petitioner will continue to coordinate with WPWD and applicable utility service providers.

STAFF COMMENTS

- 1) No action is required at this time except to hold the public hearing.
- 2) Prior to the final deposition, the Petitioner will make any necessary revisions to the plans, as noted in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Jeffrey M. Lauer at 317.910.2927 or jlauer@westfield.in.gov.